



**COUNCIL WORK SESSION**  
**Tuesday, February 23, 2016**  
**6:30 p.m.**  
**Coon Rapids City Center**  
**Conference Room 1**

---

**Call to Order**

Pursuant to Minnesota Statute 13D.04, subd. 2, the City Council will meet in work session to discuss the following:

1. Port Riverwalk Development Proposal
2. Modifications to the proposed exterior materials ordinance

**Other Business**

**Adjourn**



## **City Council Work Session**

1.

**Meeting Date:** 02/23/2016

**Subject:** Port Riverwalk Development Proposal

**Submitted For:** Grant Fernelius, Community Development Director

**From:** Matt Brown, Economic Development Coordinator

---

### **INTRODUCTION**

The Council is asked to provide feedback on development proposals by The Beard Group and Centra Homes for the Port Riverwalk development site.

### **DISCUSSION**

Representatives from Hopkins-based Beard Group and Coon Rapids-based Centra Homes will attend the work session to present residential development proposals for the HRA's Port Riverwalk redevelopment site. The Council will have an opportunity to learn about the proposals and ask questions.

The Beard Group proposes a 160-unit market-rate apartment complex, most likely consisting of two buildings constructed in two phases of 80 units each. While initial concepts show the buildings at the west end of the site, the developer is flexible on the location. This would be a more contemporary project and different from other apartment offerings in the City. The developer also proposes reserving a few acres for future retail development.

Centra Homes proposes an owner-occupied detached townhouse development that would complement the apartment project. An initial phase would include between 40 and 50 units covering 8 to 10 acres of the 30+ acre development site. Centra would also consider a second phase at a later date that would involve another 40 or 50 units on the balance of the site. A similar development is currently under construction in Blaine.

### **RECOMMENDATION**

Staff requests general feedback and initial reactions to the Beard and Centra proposals. Since we now have two different parties (i.e. Sherman and Beard/Centra) that have similar interest in Port Riverwalk, we'll need to make a decision in the near future on how to proceed. Staff is working on some criteria that we plan to have ready in early March. At that point time, we would anticipate a work session discussion and staff recommendation.

---

### **Attachments**

Location Map

---





## **City Council Work Session**

2.

**Meeting Date:** 02/23/2016

**Subject:** Modifications to the proposed exterior materials ordinance

**From:** Scott Harlicker, Planner

---

### **INTRODUCTION**

Staff is requesting Council direction and feedback on possible changes to the proposed exterior materials ordinance.

### **DISCUSSION**

As you recall, at the February 2nd meeting staff presented an ordinance that would revise the types of allowed exterior building materials in certain zoning districts. Prior to the meeting, staff received some feedback from Councilmember Demmer regarding the proposed language. One issue concerned whether the new code would prohibit an all-glass building, especially one with a highly-reflective material (i.e. mirrored glass). Staff's intent is to clarify this language and allow some level of tinted glass, although mirrored glass would be prohibited. The other suggestion was that the code should have some flexibility to allow a single type of material (i.e. all glass or all brick) for unique projects or situations. Staff believes there is merit to modifying the proposed language to address this concern.

Since neither of the topics was discussed at the meeting, staff wanted to make sure that the full council was aware of the changes. If the Council is comfortable with the proposed changes, staff will continue researching quantifying the level of tint or reflectivity and provide an modified ordinance for the Council's consideration in March.

### **RECOMMENDATION**

Staff is requesting Council direction regarding the possible changes to the proposed exterior materials ordinance.

---